

COMMUNITY PRESERVATION ACT COMMITTEE

Fiscal Year 2012

The Community Preservation Act (CPA) was adopted by Amherst voters in April 2001, which established a local fund based on a 1% tax surcharge (subsequently amended to 1.5%) on property valuations above \$100,000 *for the acquisition, creation and preservation of open space; for the acquisition, preservation, rehabilitation and restoration of historic resources; for the acquisition, creation and preservation of land for recreational use; for the creation, preservation and support of community housing; and for the rehabilitation or restoration of open space, land for recreational use and community housing that is acquired or created.*"The law also established a State Trust Fund, from which annual allocations are made to towns that have accepted the Act, partially or fully matching local appropriations. This has allowed for a wide range of projects to be undertaken. Local allocations have been matched 25% by the state. The declines in the match for communities stem from the falling real estate market and a growth in the number of communities participating in the program, thus spreading the funds out over a larger base.

The Community Preservation Act Committee (CPAC) is charged with assessing the needs of the Town in those areas identified by the Act, and recommending relevant expenditures to Town Meeting. By state law, CPA funds are to be spent only on community housing, historic preservation, open space, and recreation. A minimum of 10% of the available funds (from the surcharge and the state match) must be set aside each year (although not necessarily spent) for each of three categories of community housing, historical preservation, and open space. Recreation is the fourth recipient, or beneficiary, but is not mandated to receive the minimum 10%.

In allocating the Community Preservation Act 1.5% surcharge and 25% matching state funds the Community Preservation Act Committee (CPAC) committed to:

- Advancing projects currently underway
- Projects broadly supported across committees and Town departments, or
- Meeting ongoing legal obligations.

Under the Community Preservation Act cities and towns are required to spend 10% of collected funds on each of the three following categories:

- Affordable Housing creation and support
- Historic Building and Landscape acquisition and preservation
- Open Space acquisition and preservation.

The remaining 70% may be directed toward any of the above three categories or for land used as Recreation Space.

CPAC members at the time the recommendations for FY 12 were voted:

Peter Jessop (Chair)	Housing Authority	Vincent O'Connor (V Chair)	at Large
Sandra Anderson	Planning Board	Mary Streeter (Clerk)	at Large
Gai Carpenter	Historical Commission	Michael Jacques	at Large
Stanley Ziomek	LSSE	Ellen Kosmer	at Large
John Gerber	Conservation Commission		

FINANCIAL REVIEW:	
Beginning Fund Balance July 1, 2011	\$ 520,986.08
Current Year Tax Surcharge at 1.5%	\$ 414,750.66
State Reimbursement at 25%	\$ 106,414.00
Other	\$ 17,714.26
Appropriations for Fiscal Year 2012	\$ (755,951.00)
Ending Fund Balance June 30, 2012	\$ 303,914.00

FY2012 APPROPRIATED BY CATEGORY	Community Housing	Historical Preservation	Open Space	Recreation	Admin. Other	Total Appropriation
Project						
appraisals and surveys	\$ 20,000.00					
Hawthorne House feasibility study	\$ 10,000.00					
Habitat for Humanity (Belchertown Road)	\$ 40,000.00					
Stosz property			\$150,000.00			
Hawthorne House feasibility study		\$ 10,000.00				
Consultant to complete CPA historic projects		\$ 20,000.00				
Amherst Historical Society Structural & Feasibility Study		\$ 35,000.00				
North Amherst Community Farm repairs for large barn and structural study		\$ 25,000.00				
Jones Library Historical Paintings Conservation		\$ 15,000.00				
Town Clerk Archival Material Conservation		\$ 10,000.00				
Kimball House final year mitigation agreement		\$ 25,600.00				
Hope Church Repairs		\$ 45,000.00				
North Amherst Library Foundation		\$ 10,000.00				
Jones Library Chimney Repairs		\$113,000.00				
CPAC - Administration					\$ 1,500.00	
UMASS Bike Connector feasibility Study				\$ 50,000.00		
Debt Service/Plum brook				\$ 35,244.00		
Debt Service/Town Hall Renovations		\$ 28,350.00				
Debt Service/Hawthorne Property				\$ 65,007.00		
Debt Service/Amherst Housing Authority	\$ 47,250.00					
Budgeted Reserve/ unclassified (200,000 Balance sheet entry)						
Total Appropriated for FY12	\$ 117,250.00	\$ 336,950.00	\$ 150,000.00	\$ 150,251.00	\$ 1,500.00	\$ 755,951.00